

**Chair**  
Ray Cobb  
**Planning Director**  
Tonya Caddle



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
July 20, 2023 at 7:00 PM

# **ALAMANCE COUNTY PLANNING BOARD**

## **AGENDA**

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF PLANNING BOARD MINUTES**
  1. May 11, 2023
- IV. PUBLIC COMMENTS\***
  1. Public Input on Minimum Lot Sizes
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. ANNOUNCEMENTS/DISCUSSION**
- IX. ADJOURNMENT**

*\*Meeting Notes:*

- 1. Those wishing to make public comments should sign-in prior to the meeting.*
- 2. In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
- 3. Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

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### **Members Present**

Ray Cobb, *Chair*  
Rodney Cheek  
Ernest Bare  
Stephen Dodson  
Bill Poe  
Amie Perkins  
Anthony Pierce  
Julian Doby  
John Paisley

### **Members Absent**

Stephen Dodson  
Sandy Ellington-Graves  
Vaughn Willoughby  
Arthur Hall  
Blake Cobb  
Eric McPherson

### **Staff Present**

Tonya Caddle, *Planning Director*  
Nathan Smiley, *Planner II*  
Ian Shannon, *Planner I*

- I. CALL TO ORDER**  
Called to order at 7:06 PM.
- II. ROLL CALL**  
Staff handled roll call via in-person roster.
- III. APPROVAL OF PLANNING BOARD MINUTES**
  1. April 13, 2023  
  
Motion: Ernest Bare  
  
Second: Anthony Pierce  
  
Vote: Unanimous
- IV. PUBLIC COMMENTS\***

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### **V. BOARD/COMMISSIONER RESPONSES**

### **VI. NEW BUSINESS**

### **VII. OLD BUSINESS**

#### **1. Minimum Lot Sizes**

Tonya Caddle went over a few items the board had discussed last month and brought up some information from the Land Development Plan on lot sizes as well as a spreadsheet that planning staff had made comparing various counties across the state. She highlighted that a lot of the discussion from last month centered around figuring out what the public would want and recommended that next month's planning board meeting could be used as a public input session for this discussion. Planning staff would be able to advertise via Facebook and the county website as well as reach out to various interested groups such as the Homebuilder's and Realtor's Associations and local surveyors.

Bill Poe discussed a few ideas using the maps and visioning from the Land Development Plan as a tool for creating different areas in the county with different lot sizes to create growth boundaries around the cities and ETJ's while also maintaining more rural and agricultural areas. Ray Cobb said that the solution did not need to be complicated, and that an acre minimum lot size across the board seemed like it would work. He also brought up that there would need to be considerations for topography and streams and ponds.

There was some discussion amongst the board about development from surrounding counties encroaching into Alamance. Ray Cobb mentioned a conversation he had with a builder that mentioned Alamance County being the hottest in the state for construction with the combination of its central location, decent weather, and

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highway access. Rodney Cheek brought up a population growth estimate that he had seen which said that the county is expected to grow by 500 people a week over the next ten years, including municipalities.

There was also continued discussion on affordable housing in the county. The board discussed the challenges of trying to keep housing and land affordable for the county without it being taken up by people outside the county. Bill Poe mentioned that while affordable land is something to look at, the real issue is managing the growth and density in the county. He brought up some of the recommendations from the Land Development Plan with one unit per two acres in rural areas and one unit per 3 or 5 acres in more agricultural areas.

There was some discussion on requiring open space in larger subdivisions or not. Tonya Caddle clarified for the board that anything over three lots already had a few other requirements like road standards from the Fire Marshal or DOT. There are no current open space requirements and cluster development is currently only something allowed in Balance of Watershed areas. If explored further, then the open space in a development would be something managed by a neighborhood's HOA.

Discussion returned to comparisons between other counties. Tonya Caddle mentioned that there were approximately 7 counties total in the state without some form of land use zoning code. Randolph County and the Toyota battery plant were brought up as well as Randolph County's zoning code which had rural growth areas and natural heritage overlays.

Ray Cobb suggested waiting until next month for public input before making any decisions on this issue. Amie Perkins also mentioned the importance of managing the county's growth to ensure that the county itself has enough resources to keep up with it. The board discussed when exactly the public input meeting should be held in June and then a later July meeting would be held for discussion.

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### **VIII. ANNOUNCEMENTS/DISCUSSION**

### **IX. ADJOURNMENT**

Motion: Rodney Cheek

Second: Bill Poe

Vote: Unanimous

Adjourned at 7:55 PM.

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